



City of San Antonio

Legislation Details (With Text)

File #: 21-2119
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/16/2021
Title: ZONING CASE Z-2020-10700256 (Council District 3): A request for a change in zoning from "R-4 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and four (4) dwelling units on 0.094 acres out of NCB A-9, located at 116 West Mitchell Street. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Site Plan

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2020-10700256

SUMMARY:

Current Zoning: "R-4 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and four (4) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 16, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Andrew Carrillo

Applicant: Andrew Carrillo

Representative: Andrew Carrillo

Location: 116 West Mitchell Street

Legal Description: 0.094 acres out of NCB A-9

Total Acreage: 0.094 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Planning Department, Parks and Recreation Department, Office of World Heritage

Property Details

Property History: The subject property is part of the original 36 square miles of the city and was originally zoned "GG" Local Retail District. The property was rezoned to "B-2" Business District by Ordinance 61454, dated September 19, 1985. The property was then rezoned to "B-2 SUP" Business District Special Use Permit for on-premise consumption of alcoholic beverages by Ordinance 63002, dated June 5, 1986. The previous "B-2 SUP" district converted to "C-2 CD" Commercial District with a Conditional Use for on-premise consumption of alcoholic beverages in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was then rezoned to the current "R-4" Residential Single-Family by Ordinance 2018-08-02-0582, dated August 2, 2018.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6" and "R-4"

Current Land Uses: Single-family dwellings, multi-unit dwellings

Direction: East

Current Base Zoning: "R-4" and "UZROW"

Current Land Uses: San Antonio River and trail

Direction: South

Current Base Zoning: "R-4" and "UZROW"

Current Land Uses: San Antonio River and trail

Direction: West

Current Base Zoning: "R-4 CD," "R-4" and "R-6"

Current Land Uses: Single-family dwellings

Overlay and Special District Information:

"RIO"

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: West Mitchell Street

Existing Character: Minor

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes: 42, 46, 242, 246

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: "IDZ-1" waives the minimum parking requirement.

ISSUE: None.

ALTERNATIVES:

Current: The current "R-4" Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed "IDZ-1" Limited Intensity Infill Development Zone District provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

The requested "IDZ-1" proposes "C-1" and four (4) dwelling units.

The proposed "C-1" Light Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Downtown Regional Center Plan and is currently designated as “Medium Density Residential.” The requested “IDZ-1” is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” with uses permitted for “C-1” and four (4) dwelling units is also appropriate for the property and the area. Additionally, the site plan holds the applicant to the proposed uses and site design.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Downtown Regional Center:

Goal 3.1- Grow and evolve in meaningful ways that encourage attachment between people and places

Goal 4.1- Encourage new and renovated buildings to incorporate a mix of uses

Goal 4.5- Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services

"IDZ"

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

- The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner-city property encouraging redevelopment and infill development.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.

6. Size of Tract:

The subject property is 0.094 acres, which could reasonably accommodate four (4) dwelling units and “C-1” uses.

7. Other Factors:

Per the UDC Section 35-343.01 the applicant submitted an IDZ site plan with specified uses for residential and light commercial.